

SUBSTITUTE ORDINANCE

**BY COUNCILMEMBERS IVORY YOUNG and
MARY NORWOOD**

05-O-1205

Z-05-65

**AN ORDINANCE TO REZONE THE PORTION OF THE
PROPERTY LOCATED AT 1821 W. ANDERSON AVENUE
THAT IS ZONED R-4 (SINGLE FAMILY RESIDENTIAL)
TO THE O-I (OFFICE INSTITUTIONAL)
CLASSIFICATION; AND FOR OTHER PURPOSES.**

WHEREAS, the property located at 1821 W. Anderson Avenue is the site of the Sadie G. Mays Health and Rehabilitation Center which has operated at this site for over 50 years; and

WHEREAS, the property is partially zoned O-I (Office Institutional) and R-4 (Single Family Residential); and

WHEREAS, the physical structure is at the end of its useful life and will soon need to be replaced; and

WHEREAS, the directors of the Sadie G. Mays Health and Rehabilitation Center desire to build a new state of the art facility that will serve the needs of the community; and

WHEREAS, it is in the best interest of the community for the property to be rezoned so as to have a single zoning classification of O-I.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY
ORDAINS, as follows:**

Section 1. That the zoning designation for the portion of the property located at 1821 W. Anderson Avenue that is currently zoned R-4 (Single Family Residential) be changed to O-I (Office Institutional);

SECTION 2: If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3: That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict with this ordinance are hereby waived for the purposes of this ordinance only.